

TALLAHASSEE/LEON COUNTY LAND ID PROJECT

DOCUMENT SUMMARY

Project Name: Russell Bevis Subdivision

PETS Activity Number: LPA04035

Project Type: Type B

Description: 44-14-20-214-0000; 44-15-20-401-0000

Submittal Date: 11/17/04 Scan Date: 11/18/04

Status Under Review Conditional Approval Approved



PROJECT INFORMATION:

DEVELOPER: RUSSELL BEVIS
1425 WOODGATE WAY
TALLAHASSEE, FL 32308
(850) 574-9618

SITE ADDRESS: STATE ROAD NO. 20, NO. 267

TAX ID'S: 44-14-20-214-000-0
44-15-20-401-000-0

ZONING: LT, RP,
UF

SITE AREA: 127.46 AC (LT & RP) 44-14-20-214-000-0
84.59 AC (UF) 44-15-20-401-000-0

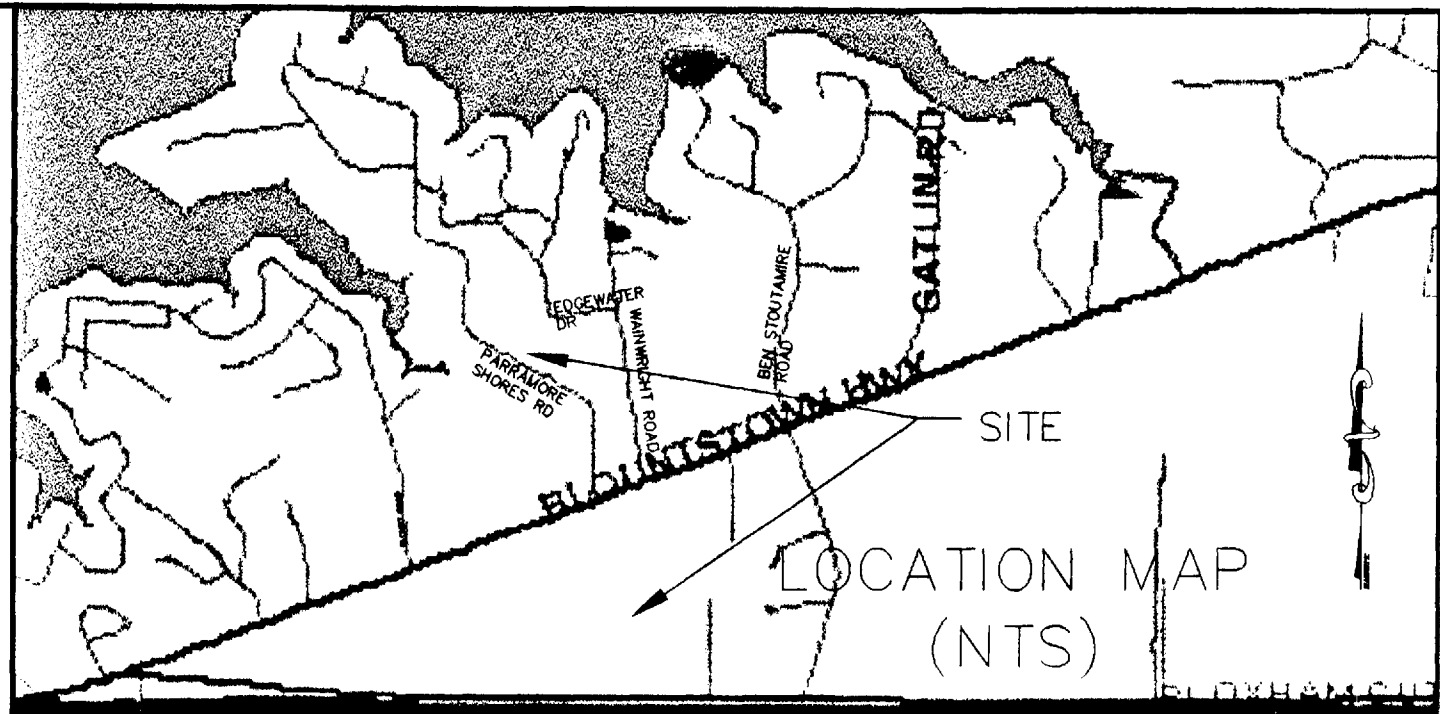
SETBACKS: LT - CLUSTER PERIMETER SETBACKS
FRONT 30 FEET
SIDE-INTERIOR 20 FEET
SIDE-CORNER 30 FEET
REAR 50 FEET

RP (SHALL BE CONSISTENT WITH SURROUNDING DEVELOPMENTS)

UF - CLUSTER PERIMETER SETBACKS
FRONT 30 FEET
SIDE-INTERIOR 20 FEET
SIDE-CORNER 30 FEET
REAR 50 FEET

UTILITIES: THE LOTS IN THIS SUBDIVISION WILL BE SERVED BY SEPTIC TANKS AND WELLS. ELECTRICITY WILL BE PROVIDED BY TALQUIN ELECTRIC COOPERATIVE.

PLEASE NOTE THAT WETLAND LINES WERE LOCATED BY GPS AND ARE APPROXIMATE ONLY. THE LINES HAVE BEEN FLAGGED IN THE FIELD AND ARE CURRENTLY BEING SURVEYED



PROJECT NARRATIVE

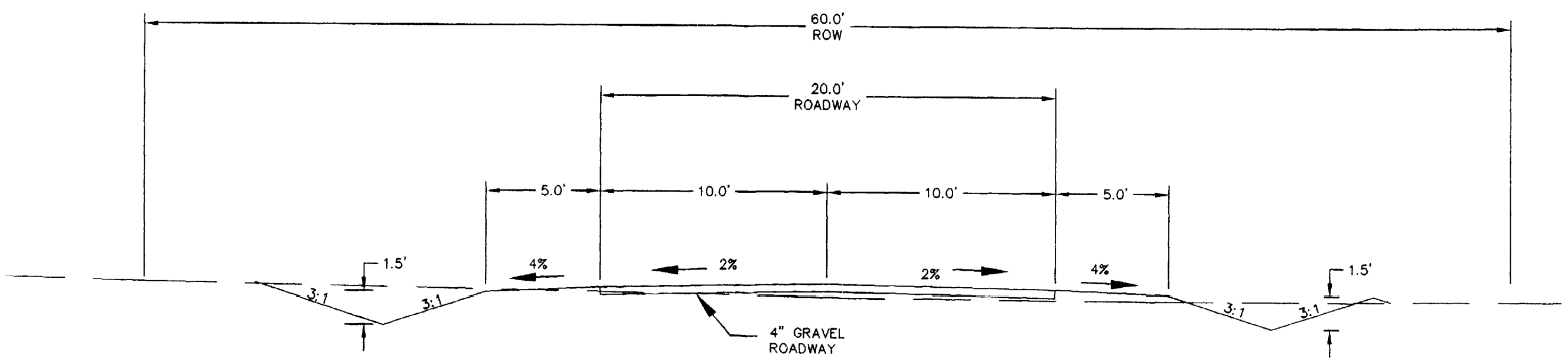
THE SITE CONSISTS OF TWO PARCELS OF LAND, ONE LYING NORTH OF STATE ROAD 20, THE OTHER SOUTH OF STATE ROAD 20. THE NORTHERN PARCEL HAS A TOTAL OF 127.46 ACRES, OF WHICH 104.9 ACRES IS ZONED LAKE TALQUIN RECREATIONAL URBAN FRINGE, AND THE OTHER 22.56 ACRES IS ZONED RESIDENTIAL PRESERVATION. THE SOUTHERN PARCEL IS 84.59 ACRES, ALL OF WHICH IS ZONED URBAN FRINGE.

THE DEVELOPER PROPOSES TO DEVELOP THE LT AND UF PORTIONS OF THE PROJECT FOR RESIDENTIAL USE USING THE CLUSTERING PROVISIONS OF SECTION 10-6-1.3. UNDER THIS SECTION, THE LAND MAY BE DEVELOPED TO A DENSITY OF 4 UNITS PER ACRE, (MIN. LOT SIZE 1/4 ACRE IF NO OTHER AVAILABLE), IF CLUSTERED ON 25% OF THE LAND, LEAVING THE OTHER 75% AS OPEN SPACE.

FOR THE RP PORTION OF THE PROJECT, THE DEVELOPER PROPOSES TO SUBDIVIDE INTO RESIDENTIAL LOTS CONSISTENT WITH THE OTHER PREEXISTING LOTS IN THE AREA. (2 ACRES APPROXIMATELY)

ALL NEW ROADS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPOSED HOMEOWNERS ASSOCIATION. STORMWATER TREATMENT FACILITIES WILL BE REQUIRED, AND WILL BE FURTHER DEFINED FOR LOCATION AND SIZE PRIOR TO SUBMITTAL FOR TECH STAFF REVIEW. THE STORMWATER PONDS WILL BE OWNED AND MAINTAINED BY THE HOA AS WELL. WE ANTICIPATE THAT THE PROPOSED PONDS WILL DISPLACE OR REPLACE SEVERAL OF THE PROPOSED LOTS, DEPENDING UPON THE RESULTS OF THE TOPOGRAPHIC SURVEY, CURRENTLY UNDER WAY.

| 44-14-20-214-000-0 | | | | |
|--------------------------|---------|-------------------------|--------------------------|-----------------------------|
| | ACREAGE | ACREAGE FOR CLUSTER SUB | # OF 1/2 AC LOTS ALLOWED | # OF 1/2 ACRE LOTS PROPOSED |
| LAKE TALQUIN RECREATION | 104.90 | 26.23 | 52.45 | 45 |
| 44-15-20-401-000-0 | | | | |
| | ACREAGE | ACREAGE FOR SUBDIVISION | # OF 2 ACRE LOTS ALLOWED | # OF 2 ACRE LOTS PROPOSED |
| RESIDENTIAL PRESERVATION | 22.56 | 22.56 | 11.28 | 7 |
| TOTAL ACREAGE | 127.46 | | | TOTAL LOTS PROPOSED 52 |
| 44-15-20-401-000-0 | | | | |
| | ACREAGE | ACREAGE FOR CLUSTER SUB | # OF 1/2 AC LOTS ALLOWED | # OF 1/2 ACRE LOTS PROPOSED |
| URBAN FRINGE | 84.59 | 21.15 | 42.30 | 37 |



TYPICAL SECTION
PROPOSED NEW ROADS
1" = 5'

| DRAWING FILE | 04-042 | REVISIONS |
|------------------|---------|-----------|
| JOB NUMBER | | |
| VIEW NAME | | |
| SCALE | 1"=300' | |
| NOTE BOOK & DISK | | |
| DRAWN BY | JRJ/KSG | |

JAKS
ENGINEERING

1624-A METROPOLITAN BLVD.
TALLAHASSEE, FLORIDA 32308
(850) 386-2058 FAX 386-5310

CIVIL ENGINEERING — ENVIRONMENTAL PERMITTING

PRE-APPLICATION SITE PLAN
RUSSELL BEVIS SUBDIVISION
STATE ROADS 20 & 267

JACOB R. JAKS FL P.E.# 45683

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